







## 28 Leamington Street

Crookes • Sheffield • S10 1LW

Asking Price £315,000

Superb 3-bedroom semi-detached property located in the sought after area of Crookes with excellent transport links to the City Centre, hospitals & universities. Light and airy accommodation, neutrally presented throughout with modern kitchen and bathroom. Benefits from combination gas central heating, double glazing and attractive rear garden offering stunning far-reaching views. The ground floor comprises of bay fronted lounge complemented by made to measure Roman blinds and wall mounted stone effect electric fire. At the rear, the dining kitchen is flooded with natural light and offering pleasant garden views with 2 Velux roof lights and side door access to the garden. The kitchen is fitted with neutral units, complementary worktops and tiled splashbacks incorporating integrated fridge freezer, oven, gas hob and dishwasher. The first floor is presented in neutral décor and carpets with modern contemporary doors. There are 2 double bedrooms and a smaller third room creating a perfect study or dressing room. The bathroom is equipped with 3-piece white suite, overhead rainfall shower and glass screen, partially tiled. The landing provides access to the partially boarded loft space, fitted with integral ladders, and lights. Established hedging and forecourt provides privacy from the road. Through secure gates in an attractive garden featuring raised decked patio creating a fabulous entertaining area overlooking tiered lawn enclosed by mature hedging and fencing. Leamington Street is a sought-after location, within a short walk of sought after schools and is equally well placed for the amenities of Crookes, Walkley and Broomhill. Great transport links and access to the City Centre, universities and hospitals. 800 years 25/03/1935 - Absent Landlord Council Tax Band B, EPC Rating D NO CHAIN





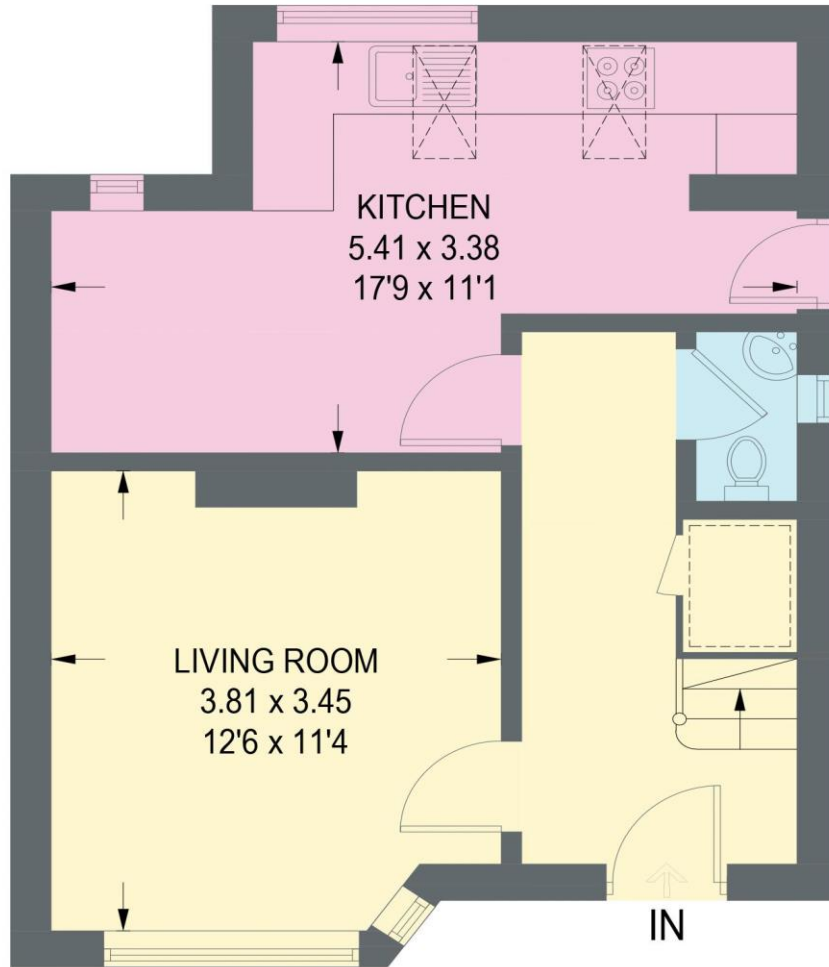
- Superb Semi-Detached Property in Crookes
- 3 Neutrally Presented Bedrooms
- Light & Airy Dining Kitchen
- Fabulous Far-Reaching Views
- Modern Kitchen & Bathroom
- Excellent Transport Links & Local Amenities
- Combination Boiler & Double Glazing
- Attractive Garden & Decked Patio
- 800 years 25/03/1935 - Absent Landlord
- Council Tax Band B, EPC Rating D





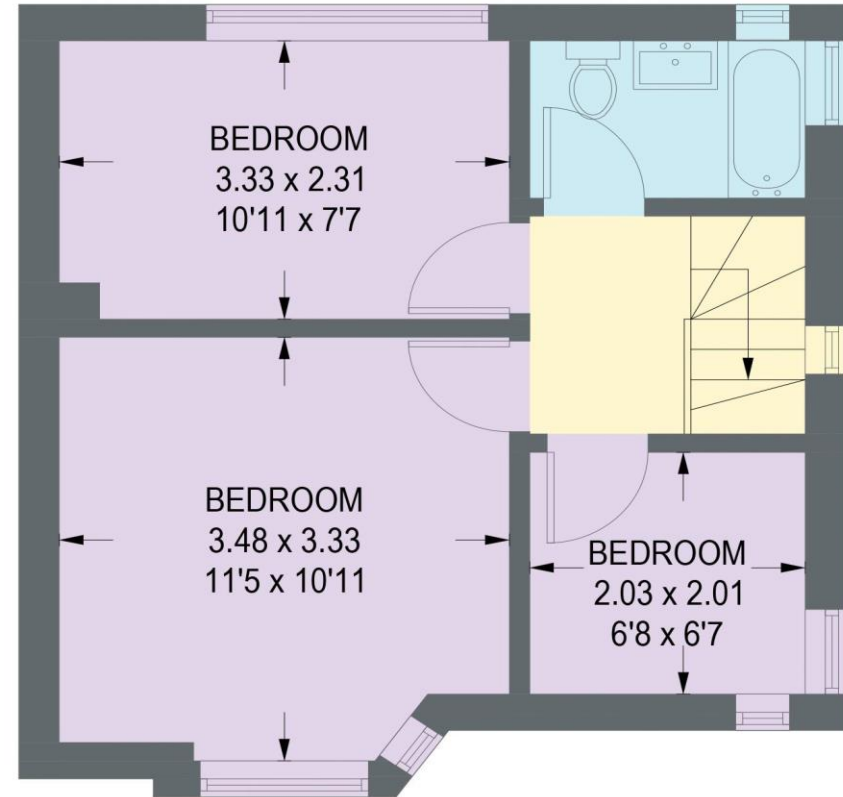
# 28 LEAMINGTON STREET

APPROXIMATE GROSS INTERNAL AREA = 68.5 SQ M / 737 SQ FT



**GROUND FLOOR**  
**37.3 SQ M / 401 SQ FT**

 = REDUCED HEAD HEIGHT BELOW 1.5M



**FIRST FLOOR**  
**31.2 SQ M / 336 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

